








Center are each greater than 20,000 square feet and therefore subject to ALUC review. Pages 2-11, 2-15, 2-22, 2-25, 2-31, 4-12, 4-27/4-28, 6-33, and 14-12 of the Draft EIR have been revised to clarify this need for review.

As stated in the Response to Comment D-4 there will be no requirement for ALUC review of the Children's Emergency Shelter and Women's Center facilities, which are proposed for construction outside of the boundaries of the airport influence area.

- D-6.** The comment restates the need for a review of the project's consistency with the Airport Compatibility Plan. As above, pages 2-11, 2-15, 2-22, 2-25, 2-31, 4-12, 4-27/4-28, 6-33, and 14-12 of the Draft EIR have been revised to clarify the need for the ALUC review and to outline the specific process that will be followed to ensure the ALUC review occurs.
- D-7.** The comment asks for a verification of the location of the boundary between Compatibility Zones C2 and D on the project site. These boundaries are discussed in the Response to Comment D-4 above. As stated therein, this information is shown on Figure 2-1 of this Final EIR. The project construction areas are all outside the Zone C2 boundary.
- D-8.** The comment describes the Noise Level Reduction and interior noise level requirements for the Compatibility Zone C2 in the Airport Compatibility Plan. Since none of the proposed building sites are within Zone C2, this comment is not applicable to the project. No response or revisions to the Draft EIR are necessary.
- D-9.** The comment describes the provisions in the Airport Compatibility Plan regarding use intensity, open space, and use/limitation requirements for any buildings with a footprint in Compatibility Zone C2. Since none of the proposed building sites are within Zone C2, this comment is not applicable to the project. The Airport Compatibility Plan does not assign use intensity limitations to sites within Compatibility Zone D. No additional response or revisions to the Draft EIR are necessary.
- D-10.** The comment describes a need to revise the language in the Draft EIR on page 4-25 (currently found on pages 4-27 and 4-28) regarding ALUC review requirements for structures having a height of more than 150 feet in Zones C2 and D pursuant to Policy 1.5.3(a)(8) of the Airport Compatibility Plan. This discussion has been revised to clarify the need for ALUC and FAA review of the tower height and specify the process by which that review will occur. Additional references to the need for ALUC and FAA review of the tower have been inserted on pages 6-33 and 14-12 of the Draft EIR.
- D-11.** The comment references Airport Compatibility Plan policies 2.3.1, 2.4.4, 4.3.1, and 4.3.2, which describe the process of completing ALUC review, establish the basis for setting height limits, and identify specific height restrictions for development in the Airport Compatibility Plan area. Policies 2.3.1 and 2.4.4(e) were not included in the Draft EIR. They have been added to pages 4-13 and 4-14. Policy 4.3.1 was not included in the Draft EIR and has not been added because it establishes the justification for creating height restrictions but does not provide any specific requirement or standard with which to evaluate the project. Policy 4.3.2 was included in the Draft EIR on page 4-13 (currently found on page 4-15 due to previous text revisions). As discussed in Comments D-5 and D-6, pages 2-11, 2-15, 2-22, 2-25, 2-31, 4-12, 4-27/4-28, 6-33, and 14-12 of the Draft EIR




Legend

Compatibility Zones

-  Airport Influence Area Boundary
-  Zone A
-  Zone B1
-  Zone B2
-  Zone C1
-  Zone C2
-  Zone D

-  Height Review Overlay Zone

Boundary Lines

-  Airport Property Line
-  Auburn City Limits
-  Auburn Sphere of Influence

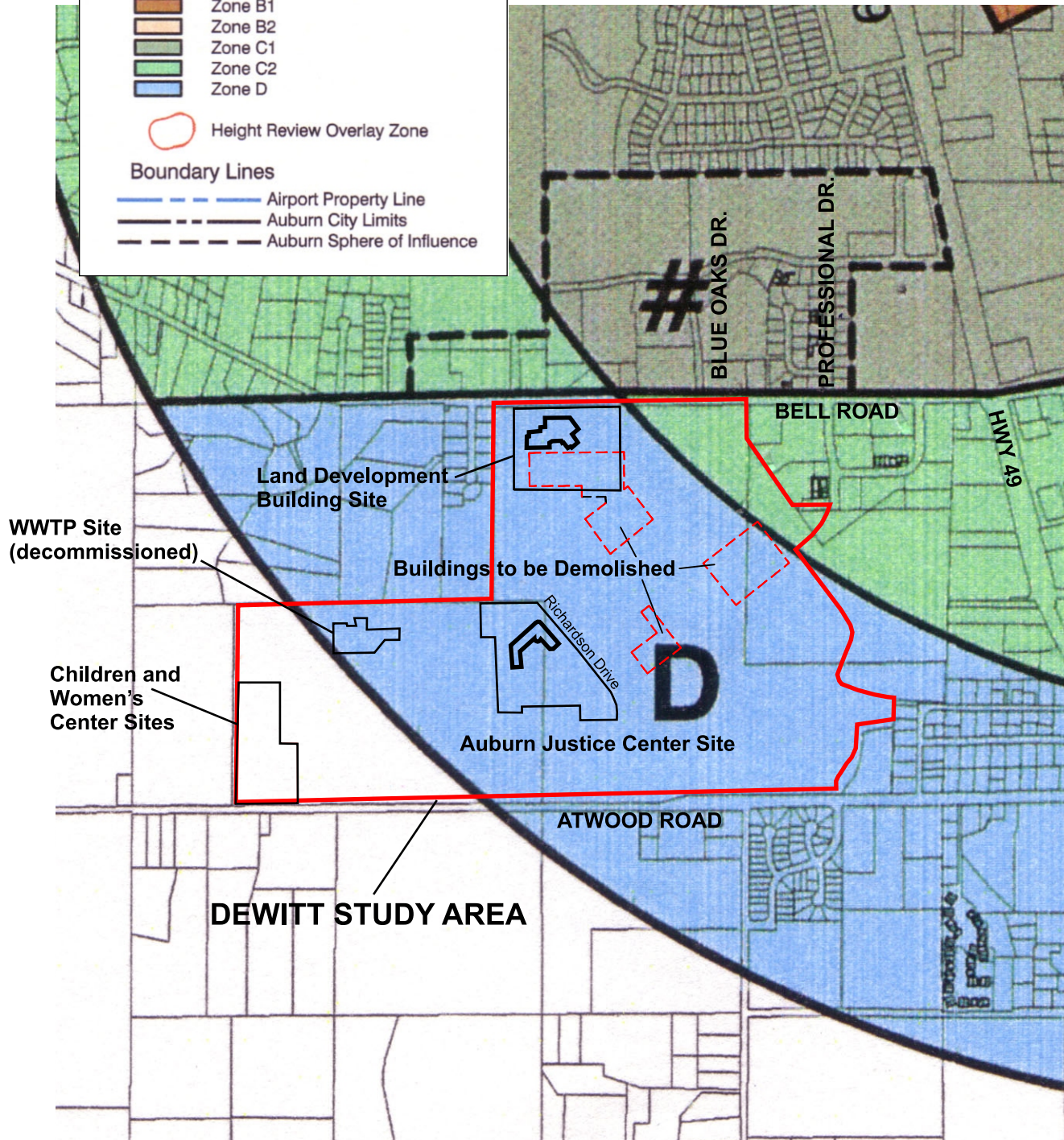


Figure 2-1

COMPATIBILITY ZONE

*DeWitt Government Center
Facility Plan (2003 - 2010)*

Placer County, California



0 1000
Approximate scale in feet



Source: Placer County Airport
Land Use Compatibility Plan

have been revised to clarify the need for the ALUC review and to outline the specific process that will be followed to ensure the review occurs.

- D-12.** The comment describes a Federal Aviation Administration (FAA) determination that may be required to facilitate the ALUC review of the proposed 160-foot tall communications tower. The determination would be based on the review of FAA form 7460-1, Notice of Proposed Construction or Alteration, which was submitted to the FAA Western-Pacific Regional Office on 08 December 2003. As stated in the Response to Comment C-3, completion of this form and the FAA review process is discussed in the text added to pages 4-27/4-28, 6-33, and 14-12 of the Draft EIR. Also as stated in that Response, according to the FCC TOWAIR online calculator, the location/elevation of the proposed tower precludes the need for FAA registration.
- D-13.** The comment states that an ALUC consistency determination for the proposed 160-foot tall radio communications tower is needed. As discussed in Comments D-5 and D-6, pages 2-11, 2-15, 2-22, 2-25, 2-31, 4-12, 4-27/4-28, 6-33, and 14-12 of the Draft EIR have been revised to clarify the need for the ALUC review and to outline the specific process that will be followed to ensure the review occurs.
- D-14.** The comment notes that any parcel in the Airport Compatibility Plan Compatibility Zone C2 associated with a discretionary action will require recordation of a deed notice regarding the occurrence of aircraft overflights above the property. Appendix F3 of the Airport Compatibility Plan provides suggested language for this deed notice. While no development is proposed in Zone C2, a small portion of assessor's parcel 051-120-10 is located in Zone C2. The proposed Land Development Building and a portion of the proposed Auburn Justice Center would be constructed in the Zone D areas of this parcel. Any development on this parcel requires recordation of a deed notice to disclose that the parcel is subject to routine aircraft overflights. Page 4-12 of the Draft EIR has been revised to indicate this requirement and the policy text requiring deed notices has been added to page 4-15 of the Draft EIR.



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue/Auburn, California 95603/Telephone (530) 886-3000/FAX (530) 889-7499
Web Page: <http://www.placer.ca.gov/planning> E-Mail: mheckel@placer.ca.gov

November 10, 2003

Dennis Salter
Dept. of Facility Services
11476 "C" Ave.
Auburn, CA 5603

Re: De Witt Government Center Facility Plan EIR

Dear Mr. Salter:

Thank you for the opportunity to comment on the De Witt Center EIR. We were happy to see that most of the recommendations we made on the Administrative Draft EIR were incorporated into the Draft EIR. It is our opinion that the EIR adequately addresses the potential impacts of the De Witt Center Facility Plan. However, since the mitigation measures were modified and re-numbered, some of the references to particular measures are no longer accurate. I will e-mail you a list of those I discovered that need revision.

E-1

We have the following comments on the Facility Plan itself:


1. We continue to recommend that the environmentally superior alternative be selected for implementation. This involves moving the Women's and Children's Center to the Pasture Site rather than its original location off Atwood Road. This greatly reduces potential biological impacts and would provide a safer environment for the occupants with limited access through the Auburn Justice Center.
2. We would like to see as many of the silver maple trees along Bell Road retained as possible, and the EIR indicates that only two will remain. This decision was apparently based on the Arborist's Report, which I have been unable to read because it was inadvertently left out of the Appendix. We continue to recommend that due consideration be given to retaining these very large trees which are a significant visual resource and provide a campus/park-like setting that is very attractive, as well as providing shade, temperature control and significant screening for the proposed two story Land Development Building. If this is not possible due to the health of the trees, we recommend that significant numbers of replacement trees be planted.

E-2

E-3

Thank you for the opportunity to comment on the De Witt Center EIR.

Sincerely,


Melanie Heckel, Assistant Planning Director

RECEIVED
FACILITY SERVICES
2003 NOV 10 AM 11:22

Planning errata

-----Original Message-----

From: Melanie Heckel [mailto:mheckel@placer.ca.gov]
Sent: Tuesday, November 18, 2003 9:31 AM
To: csw@northforkassociates.com; Dennis Salter
Subject: De Witt EIR

I found the following errors (I think) to mitigation numbers that have been changed:

1. P. 3-17 - 9.1b - reference should be to 5.1c (not b), 9.1c - should refer to 5.1d (not c)
2. P. 4.19 - I believe reference should be to mitigation 5.1d
3. P. 9-37. I believe the references to mitigation measures need updating.

E-4

E-5

E-6

I hope this is helpful.

RESPONSES TO COMMENT LETTER E

Submitted by: Melanie Heckel, Assistant Planning Director
Placer County Planning Department

- E-1.** The commentor notes that references to mitigation measure numbers need to be modified and indicates that a list will be transmitted by email. The references to mitigation numbers requiring revisions are included in comments E-4, E-5, and E-6. See responses to these comments below.
- E-2.** The commentor recommends that the environmentally superior alternative be selected. The Draft EIR provided a programmatic level of evaluation of construction of the Children's Emergency Shelter and Women's Center facilities at the proposed site in the southwest corner of the DeWitt Center property, and found that potentially significant impacts could occur in the areas of aesthetics, traffic safety, air quality, biological resources, geology, and hydrology. The Draft EIR considered development of these facilities at the "Pasture Site," in the northwest corner of the DeWitt Center property, as part of its CEQA-required consideration of alternatives to the proposed project [Guidelines Section 15126.6(a) and (e)(2)]. This analysis found that potentially significant impacts in the areas of aesthetics, traffic safety, biological resources, and geology would be reduced by developing these facilities at the Pasture Site instead of at the proposed project site. Therefore, development of the Children's Emergency Shelter and Women's Center facilities at the Pasture Site was identified in the Draft EIR as the environmentally superior alternative to the originally proposed location.

The Lead Agency agrees with the commentor's recommendation to pursue development at this environmentally superior alternative site. Currently the Lead Agency is preparing to conduct project-level environmental review of construction of the Children's Emergency Shelter at the Pasture Site. It is anticipated that the additional environmental review for the Pasture Site will require additional technical studies including a tree survey, a drainage study, a geotechnical survey, and an air quality analysis. The project-level environmental review of the children's shelter will be subject to public review. The Placer County Planning Department will be included on the Lead Agency's distribution list for all public documents related to the shelter project, as will other commentors on the Draft EIR.

- E-3.** The commentor is requesting retention of as many of the silver maples (*Acer saccharinum*) along Bell Road as possible. Any of these trees that are retained would become part of the landscaping along the north side of the proposed Land Development Building. The Arborist's Report prepared for the Draft EIR mapped, numbered, and assessed the condition of the silver maples referred to by the commentor (Yamasaki-September 17, 2002). That report is provided in the separately bound Technical Appendices to this Final EIR. The eight silver maples along Bell Road are numbered 520 through 527. The arborist recommended the removal of trees numbered 521, 523, 525, and 527. The proposed project includes removal of trees 520 and 522 in addition to those recommended for removal by the arborist. The arborist's assessment of these trees is summarized below.

Table 2.1 (E)
Tree Data Summary

Tree Number	Condition	Arborist Recommendation/Comment
Trees Recommended by Arborist for Removal		
521	Fair/Poor	Drought stress-remove
523	Poor	Remove Tree
525	Fair	Remove Tree
527	Fair/Poor	Remove Tree
Additional Trees Proposed for Removal		
520	Good/Fair	Need irrigation-shows stress
522	Fair	Irrigate
Trees Proposed for Retention		
524	Good	Crown, clean, irrigate
526	Fair	Crown, clean, irrigate

Page 5-14 of the Draft EIR recognizes the visual significance of the existing trees at the Land Development Building site and identifies removal of six of the eight silver maples as part of the project description. The Lead Agency agrees with the commentor that the loss of these six trees is a potentially significant impact. The tree loss is necessary to accomplish site grading and provision of a sidewalk along the site's frontage on Bell Road. The discussion on page 5-14 also states that this impact to aesthetics will be mitigated through the plantings of as many as sixteen ornamental specimen trees, a replacement ratio of more than 2.5 to 1. Replacement plantings for the silver maples are required by Mitigation Measure 5.1a.

- E-4.** The comment identifies edits to mitigation measure references first mentioned in comment E-1. This comment indicates that the error occurred on page 3-17, but the error actually occurred on page 3-16 of the Draft EIR. These mitigation measure references have been edited.
- E-5.** The comment identifies another incorrect mitigation measure reference on page 4-19 (currently found as page 4-20) of the Draft EIR. That reference has been edited, as well as the list of mitigation measures in the summary box for this impact analysis. That box occurred on page 4-18 of the Draft EIR and is currently found as page 4-20.
- E-6.** The comment identifies additional mitigation measure references requiring revision. The references on page 9-37 of the Draft EIR have been edited.

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: Dennis Salter

DATE: November 7, 2003

FROM: Will Garner 

SUBJECT: DeWitt Government Center Facility Plan EIR

The Public Draft EIR for the DeWitt Government Center Facility Plan does not consider the impact to the A Avenue stop used by Placer County Transit. Currently the Highway 49 Bus route boards an average of 30 passengers per day at this stop. The bus stop location is on the site of the future Land Development Building. The Facility Plan should provide for the relocation of this stop.

F-1

I would be happy to work with Facility Services to determine an appropriate location for a new bus stop.

CC: Bob Vrooman
Tom Brinkman

2003 NOV -7 AM 10:28

RESPONSES TO COMMENT LETTER F

Submitted by: Will Garner
Placer County
Department of Public Works

- F-1.** The Public Works Department letter notes the Draft EIR does not consider relocating the Placer County Transit bus stop currently located on A Avenue within the Land Development Building site. The commentor notes that the project should include relocation of the stop, which serves an average of 30 passengers per day.

The Department of Facility Services has identified an appropriate relocation site for this bus stop, approximately 150 yards east of the existing location on First Street at C Avenue. Figure 2-2 of this Final EIR shows the proposed new location and text has been added to page 2-19 of the Draft EIR to include the bus stop relocation in the project description. According to a recent ridership survey conducted by the department, the proposed location is more proximate to the destinations of the majority of transit passengers than the existing location.

The bus stop relocation would include moving the existing passenger shelter to the new location. Site preparation activities would include removal of existing ground cover, pouring a concrete pad, and re-installing the shelter. The concrete pad would be approximately 20 feet wide by 8 feet deep. No tree removal is anticipated in the relocation. The Lead Agency will work with the Department of Public Works to ensure the bus stop relocation meets with typical County standards.

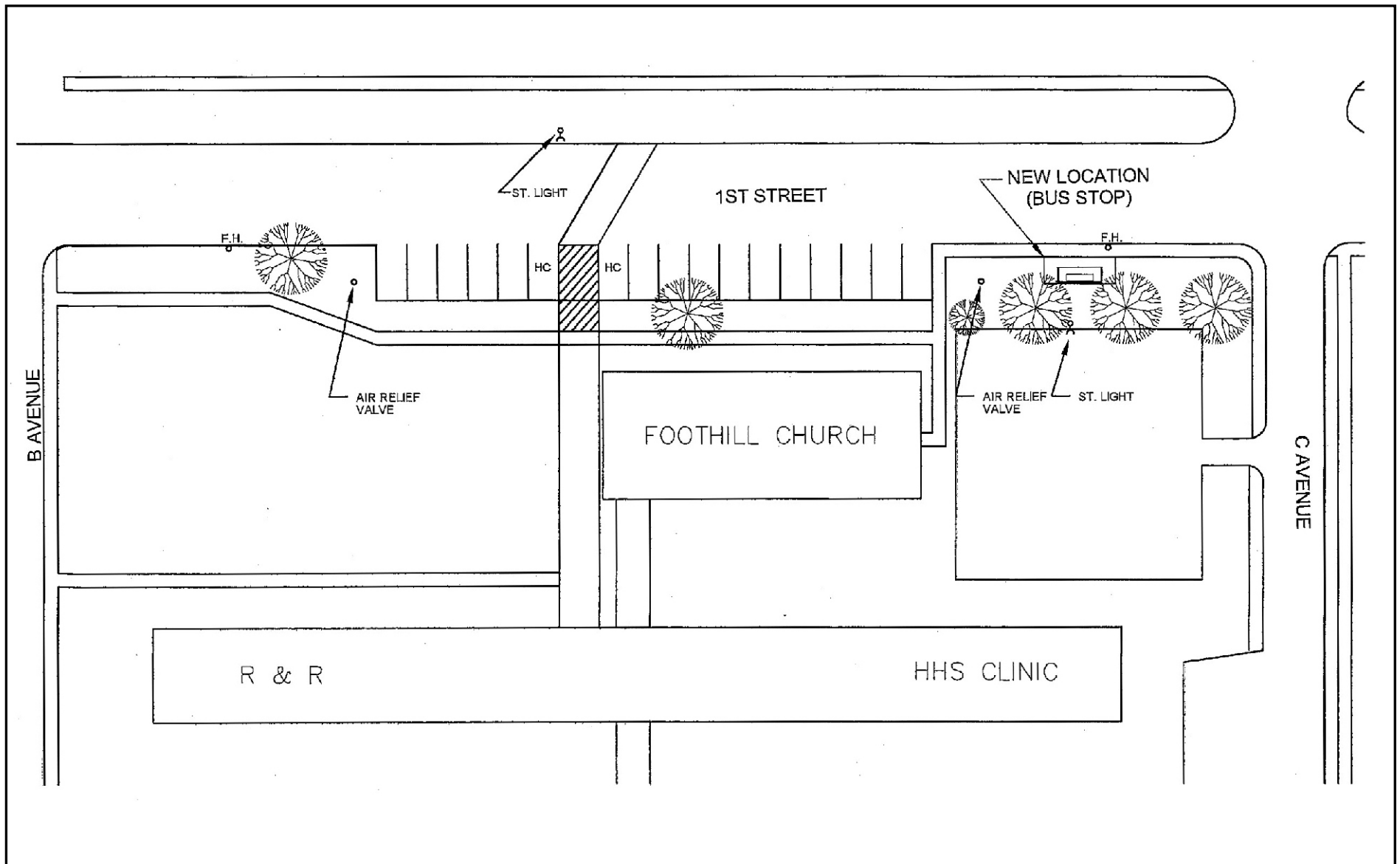
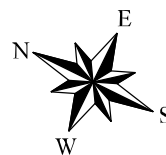


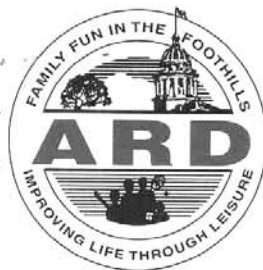
Figure 2-2

TRANSIT STOP RELOCATION

*DeWitt Government Center
Facility Plan (2003 - 2010)
Placer County, California*



Not to Scale
Source: Placer County, Dept. of Facility Services



AUBURN AREA RECREATION AND PARK DISTRICT

November 13, 2003

Mr. Dennis Salter, Architect
Placer County Department of
Facility Services
11476 "C" Avenue
Auburn, CA 95603

RE: DeWitt Government Center Facility Plan

Dear Mr. Salter:

In response to your memorandum from September 26, 2003, Auburn Area Recreation & Park District requests that the County establish a Class I trail from Richardson Drive and Bell Road through DeWitt Center to Richardson Drive and Atwood Road. This trail will connect to the Atwood III trail system near Atwood Road and Richardson Drive. The other side would connect to a future trail that will lead to Regional Park.

G-1

The housing project that is proposed will need to pay park mitigation fees due to the impact on Auburn Area Recreation & Park District facilities.

G-2

Please do not hesitate to contact me if you have any questions or comments regarding this letter.

Sincerely,

Alain Grenier
District Administrator

AG/pl

2003 NOV 14 PM 2:16

RESPONSES TO COMMENT LETTER G

Submitted by: Alain Grenier, District Administrator
Auburn Area Recreation and Park District (ARD)
City of Auburn, California

- G-1.** The commentor requests the County establish a Class I trail along Richardson Drive between Atwood and Bell Roads. The Draft EIR finds that the proposed project will not significantly increase employment levels at DeWitt Center, and therefore would not create significant additional demand for recreation. The Draft EIR analysis does not justify completion of improvements not directly adjacent to construction sites. Therefore, the proposed project does not include provision of trails in areas of DeWitt Center beyond the boundaries of the proposed construction.

Figure 2-8 of the Draft EIR indicates the trail sections proposed for construction at this time. An on-street bikeway and meandering sidewalk is proposed for the south side of Bell Road from East Entrance to Richardson Drive, while a Class I trail (separated from the roadway) is proposed for the west side of Richardson Drive between Bell Road and A Avenue. At the trail's intersection with A Avenue, it would meet an existing sidewalk along Richardson Drive between A and B Avenues. No additional trail improvements are proposed in this segment. The on-street bikeway and sidewalk would be continued along the west side of Richardson Drive through the Auburn Justice Center site, from B Avenue to 3rd Street, which is adjacent to the southern side of W. C. Field. The proposed trail and sidewalk sections in conjunction with the existing sidewalk would provide a continuous path along Richardson Drive from Bell Road in the north to W. C. Field in the south. No revisions to the Draft EIR are necessary in response to this comment.

- G-2.** The comment notes that the housing portion (the Children's Emergency Shelter and Women's Center facilities) of the project would require the payment of park fees. This EIR provides a program-level analysis of the Children's Emergency Shelter and Women's Center facilities. Project-level environmental review for each facility is required prior to construction of either. Impacts on park facilities of each construction project will be thoroughly evaluated in those project-level reviews. No additional response or revisions to the Draft EIR are necessary.

COUNTY OF PLACER
DEPARTMENT OF HEALTH AND HUMAN SERVICES

RAYMOND J. MERZ
DIRECTOR OF HEALTH AND HUMAN SERVICES



**ENVIRONMENTAL
HEALTH SERVICES**

RICHARD BURTON, M.D.
PUBLIC HEALTH OFFICER

BRAD BANNER, R.E.H.S.
ENVIRONMENTAL HEALTH DIRECTOR

October 10, 2003

Dennis Salter
Placer County Department of Facility Services
11476 C Avenue
Auburn, CA 95603

RE: DeWitt Government Center Facility Plan
Draft Environmental Impact Report (DEIR), dated September 22, 2003

Dear Mr. Salter:

Placer County Health and Human Services, Environmental Health Services, in the capacity of Local Enforcement Agency (LEA) for solid waste issues, has reviewed the referenced document and finds concerns raised during the administrative review process adequately addressed. Therefore, the LEA has no additional comments.

H-1

It is my understanding that Roger Davies will address non-solid waste concerns, if any, on behalf of Environmental Health Services under separate cover.

H-2

Thank you for the opportunity to review and comment on the referenced document.

If you have any questions please contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to read "David A. Altman".

David A. Altman, R.E.H.S.
Hazardous Materials/Solid Waste Section

c: Brad Penick, CIWMB
John Moody, CVRWQCB
Roger Davies, Land Development and Water Resources Section
John Miners, Hazardous Materials/Solid Waste Section Supervisor

2003 OCT 15 AM 8:14
RECEIVED
COUNTY OF PLACER
HEALTH SERVICES

REPLY TO OFFICE CHECKED

☒ 11454 B AVENUE, AUBURN, CA 95603, (530) 889-7335, FAX (530) 889-7370
☐ P.O. BOX 1909, TAHOE CITY, CA 96145, (530) 581-6240

RESPONSES TO COMMENT LETTER H

Submitted by: David Altman, R.E.H.S.
Environmental Health Services, Hazardous Materials/Solid Waste Section
Placer County Department of Health and Human Services

- H-1.** The comment states that the Draft EIR provides an adequate evaluation of the existing conditions, potential impacts, and necessary mitigation measures related to solid waste issues.
- H-2.** The comment indicates that non-solid waste concerns of the Environmental Health Services Department, if any, would be addressed under separate cover. No additional comments from this Department were received by the Lead Agency.

COMMENTS RECEIVED AT PUBLIC HEARING

Public Hearing: North Auburn Municipal Advisory Committee
October 14, 2003

At a regularly scheduled meeting of the Placer County North Auburn Municipal Advisory Committee (MAC), public comments on the Draft EIR were received from one committee member, George Remaley. No other public comments were received at the hearing.

The comments received from George Remaley were:

- PH-1.** Figure 2-1 uses an outdated map of the region that does not reflect all existing development.
- PH-2.** Figure 2-8 could be improved by showing both existing structures and proposed development.
- PH-3.** Mitigation Measure 5.1d, which requires planting of trees to replace those impacted by the proposed development, includes a provision allowing substitution of three (3) five-gallon trees, or five (5) one-gallon trees, or fifteen (15) tube seedlings for each fifteen-gallon tree required to be planted. This provision should not be included because the smaller trees provide substantially less aesthetic and biologic benefits than fifteen-gallon trees.
- PH-4.** Mitigation Measure 14.1a is rather general in regards to the contents of the asbestos and lead-based paint abatement workplan.

RESPONSES TO COMMENTS RECEIVED AT PUBLIC HEARING

Submitted by: George Remaley, member of North Auburn Municipal Advisory Committee
Placer County

- PH-1.** The intent of Figure 2-1 is to show the location of the project site in relation to regional and local roadways as well as local topography. The figure uses the most current Auburn and Gold Hill USGS topographic quadrangles as a base map. The Gold Hill USGS map was photorevised in 1973 and the Auburn map was photorevised in 1981. The commentor is correct that these maps do not reflect the existing conditions in the project vicinity. That information is provided in discussions of adjacent and surrounding land uses in **CHAPTER 4 LAND USE AND HOUSING** of the Draft EIR.
- PH-2.** The intent of Figure 2-8 is to display the proposed development. The commentor is correct that an indication of existing development would provide additional context in which to evaluate the proposed development, however graphics can lose their clarity and usefulness when too much information is included. No revisions to Figure 2-8 have been made. Depictions of existing development are provided in several graphics, including Figures 2-2, 2-5, 2-6, and 2-10.
- PH-3.** Mitigation Measure 5.1d relies upon the established tree mitigation requirements expressed in the Placer County Tree Preservation Ordinance, Chapter 12.16 of the Placer County Code. This ordinance allows for the substitutions described in Mitigation Measure 5.1d. No changes have been made to the Draft EIR text in response to this comment.
- PH-4.** The commentor is correct that Mitigation Measure 14.1a does not stipulate specific asbestos and lead-based paint mitigations or Best Management Practices. Determination of the most applicable types of asbestos mitigations for the proposed project would be based on additional site-specific evaluation of the amount of asbestos and lead-based paint content in buildings proposed for demolition. Such evaluation would be conducted as part of the building demolition process. No demolition permits would be issued until an asbestos and lead-based paint abatement workplan is approved.